

5. GENERAL APPEARANCE CRITERIA

5.1 SITE DEVELOPMENT

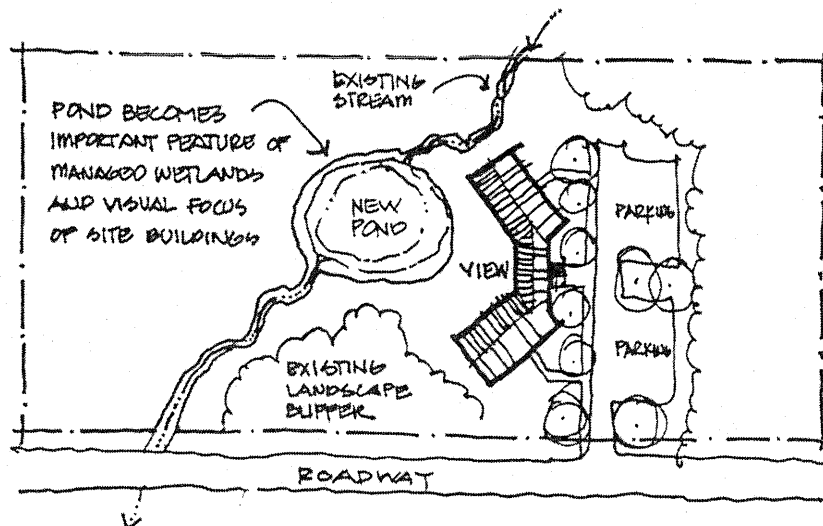
The development of site must address various elements in providing a design solution for a given building project. The building's orientation, setback, alignment with the street and relative spacing with other structures will be considered in the overall design. The reuse of existing structures and landscape features is encouraged and an overall architectural theme for the site development will create a positive image for the project.

A. Site Organization

All existing natural and man-made features of the site should be carefully considered for integration into the overall site design. These features should enhance and preserve the best portions of the environment. An overall theme or concept for the development will help organize a site and maximize the benefit of these site elements.

The developer should plan land development which responds to the surface flow of water and is in harmony with the existing site contours. This will require less regrading of the site and reduce erosion problems.

It is important to cluster buildings within a development wherever feasible. A compact building arrangement provides savings in grading, paving, utilities and other costs and conserves natural site features and open space.

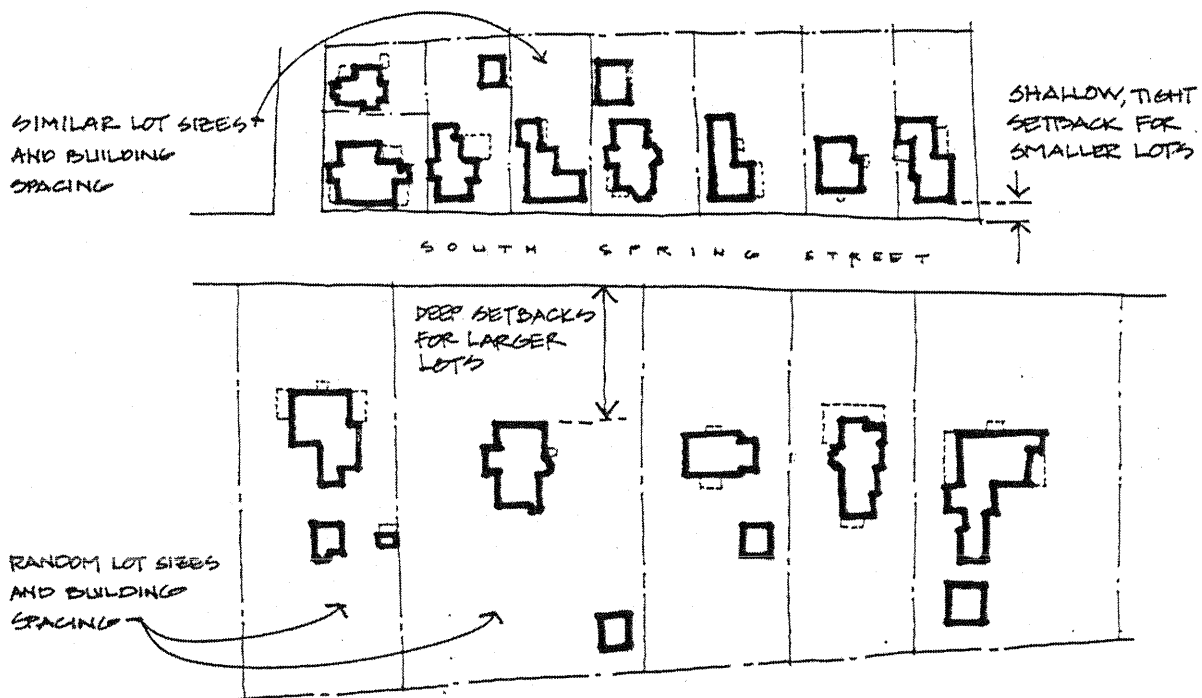


Separation of vehicular and pedestrian pathways is important to the overall safety and organization of a site. Walkways with landscaped borders and parking lot buffers can act as directional elements and provide the opportunity for natural and landscaped elements to be experienced by the pedestrian as they approach the complex.

B. Setback From Street

Each zoning district has specified setback requirements from the property lines. These setbacks are usually in response to the overall prevailing setback for the district. New construction should have setbacks which match the average setbacks of existing adjacent structures where possible. This will allow for the continuation of a given pattern in a particular district.

The front yard setbacks will not be as crucial to maintain in districts where there is not a uniform building setback. Other features such as zoning requirements, irregular topography, wetlands and preservation of positive natural features should be considered in establishing the final location of the structures.



C. Building Alignment

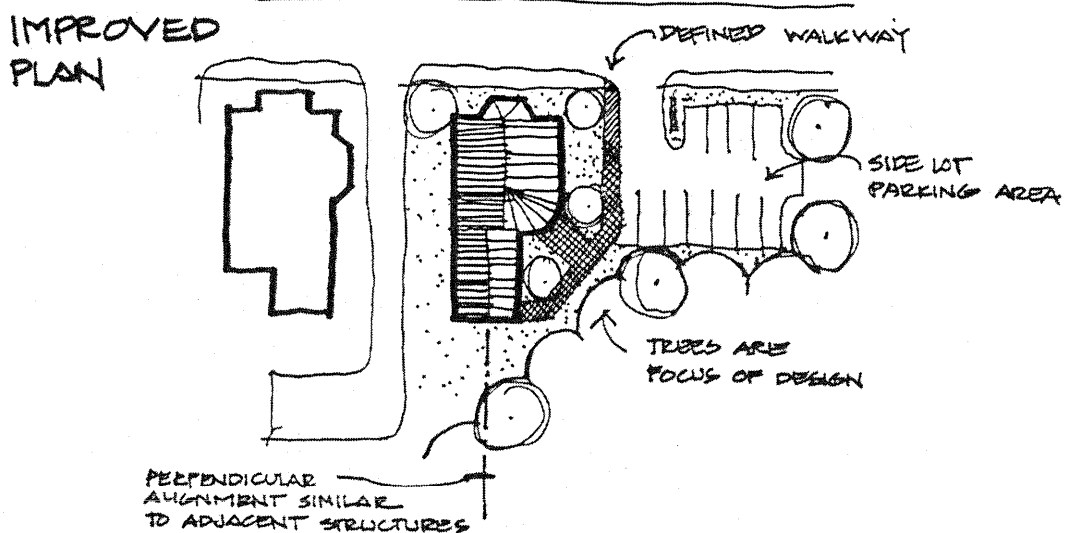
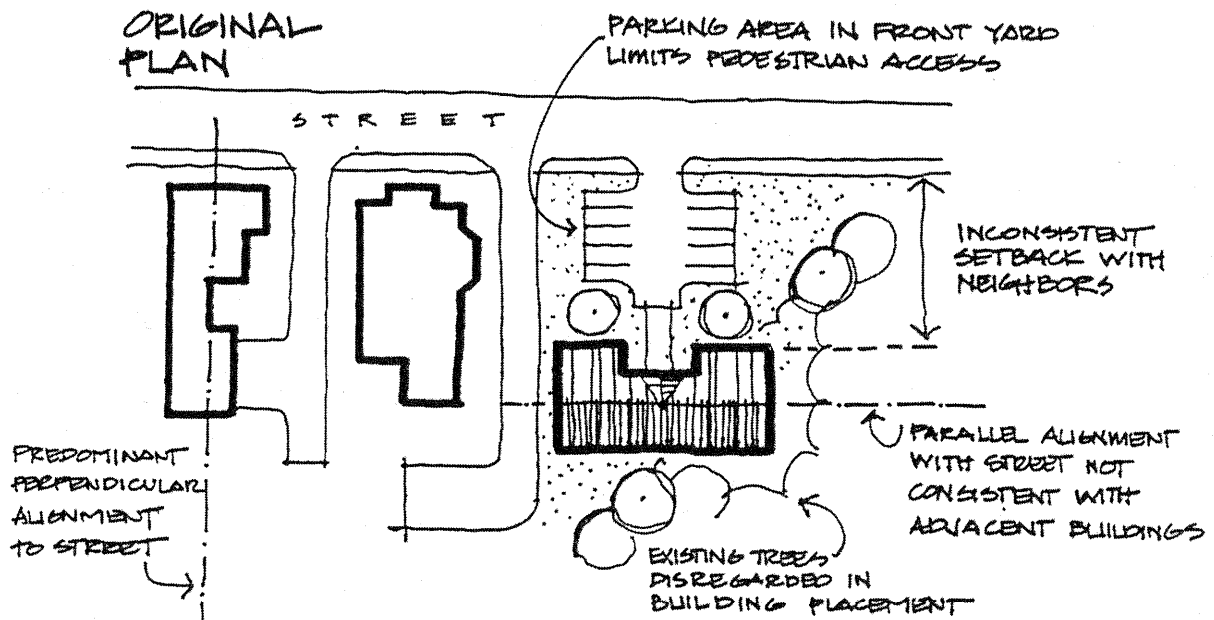
Existing buildings will often have a perpendicular or parallel alignment with the street. When a new development is in close proximity to existing structures, the new buildings should reflect the existing alignment. The existing building alignments relative to the street, may have resulted from natural topography, water ways, climate or the preferred alignment of a particular architectural style.

D. Building Spacing

The space between new and existing buildings is important in determining the rhythm and sense of enclosure along an existing street. The characteristics of prevailing spacing, either uniform or random, should be maintained in siting the new structures.

E. Building Siting

The building(s) placement and arrangement within a large scale site or at an isolated location should respond to the site development criteria. The site features and their corresponding building relationships will have a major influence on the character of the new development.



F. Visual Continuity

A new site development can blend with the existing neighborhood by utilizing similar fences, tree placements, similar plantings and walkways. This will give a feeling of continuity to the overall district and is important where adjacent structures are in close proximity to the new development.



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